085.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,900 / 787,900
					USE VALUE:	787,900 / 787,900
					ASSESSED:	787,900 / 787,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RODGER DAVID P
Owner 2:	REVELLE CYNTHIA M
Owner 3:	
Street 1:	45 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JENNINGS WILLIAM H--ETAL -
Owner 2:	JENNINGS LINDA G -
Street 1:	45 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 1507 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	387,700	1,200	399,000	787,900
Total Card	0.115	387,700	1,200	399,000	787,900
Total Parcel	0.115	387,700	1,200	399,000	787,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.99 /Parcel: 522.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53765

GIS Ref

GIS Ref

Insp Date 10/26/18

!6947!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	387,700	1200	5,000.	399,000	787,900		Year end	12/23/2021
2021	101	FV	376,400	1200	5,000.	399,000	776,600		Year End Roll	12/10/2020
2020	101	FV	376,400	1200	5,000.	399,000	776,600	776,600	Year End Roll	12/18/2019
2019	101	FV	290,900	1200	5,000.	393,300	685,400	685,400	Year End Roll	1/3/2019
2018	101	FV	290,900	1200	5,000.	302,100	594,200	594,200	Year End Roll	12/20/2017
2017	101	FV	290,900	1200	5,000.	285,000	577,100	577,100	Year End Roll	1/3/2017
2016	101	FV	290,900	1200	5,000.	262,200	554,300	554,300	Year End	1/4/2016
2015	101	FV	274,600	1200	5,000.	245,100	520,900	520,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:45:59

LAST REV

Date	Time
07/18/19	10:25:53
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6947

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENNINGS WILLIA	45088-484		4/29/2005		549,000	No	No		
	13596-673		12/1/1978		54,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/1992	482	Manual	3,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
12/4/2008	Meas/Inspect	163	PATRIOT
2/26/2000	Inspected	197	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	181.690
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434589
Depreciation:	46936
Depreciated Total:	387653

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

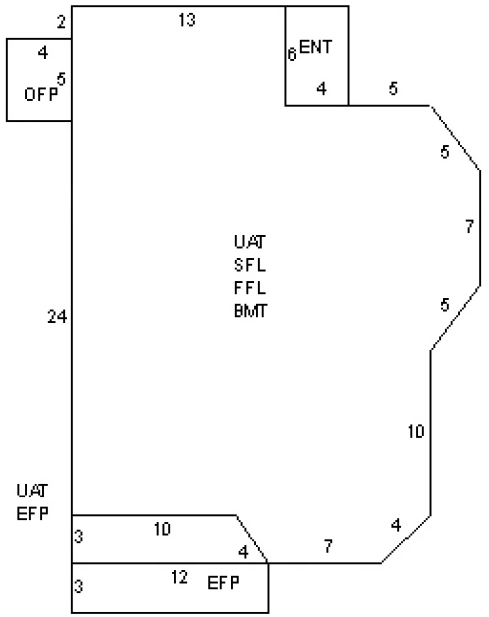
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	54.510	37,610
FFL	First Floor	690	181.690	125,366
SFL	Second Floor	690	181.690	125,366
UAT	Upper Attic	181	119.730	21,642
EFP	Enclos Porch	69	66.480	4,587
ENT	ENTRY	24	26.320	632
OFP	Open Porch	20	43.860	877
	Net Sketched Area:	2,364	Total:	316,080
Size Ad	1380	Gross Area	2906	FinArea 1507

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	199.86
Special Features:	0	Val/Su Net:	164.00
Final Total:	387700	Val/Su SzAd	280.94

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	13X23	A	AV	1960	6.67	T	40	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200